

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2nd Street NW Room 190

Albuquerque, NM 87102

Tel: (505) 924-3320



POST EPC MEMORANDUM

TO: CABQ Development Facilitation Team (DFT)

FROM: Silvia Bolivar, PLA ASLA/*Silvia Bolivar*
Senior Planner

DATE: March 14, 2025

RE: PR-2020-004639, SI-2022-01303, Site Plan – EPC for an Extraordinary Facility – Rio Grande Tree Nursery at the Candelaria Nature Preserve (CNP)

The agent, Pland Collaborative for the City of Albuquerque Parks & Recreation Department, has worked with Staff to fulfill post EPC requirements to meet Conditions of Approval 1-8, for a Site Plan – EPC for an Extraordinary Facility, for all or a portion of Tract A-1B, Candelaria Farm Area, located at 3301 Rio Grande Blvd NW, between Candelaria Rd. NW and Cherokee Rd. NW, approximately 7.0 acres. See EPC Notice of Decision (NOD) dated August 18, 2022.

The applicant has submitted a letter detailing how the conditions have been met, which will be included with the DFT submittal to demonstrate compliance with each condition. Additionally, an updated Site Plan, Landscape Plan, and associated details have been provided, incorporating the Conditions of Approval.

SI-2022-01303 – Site Plan – EPC for an Extraordinary Facility

1. The EPC has delegated final sign-off authority for this site development plan to the Development Facilitation Team (DFT) to ensure that all technical issues are addressed. The DFT is responsible for verifying compliance with technical EPC conditions and ensuring that all applicable City requirements are met. The submission of the application to DFT will fulfill this condition.
2. Condition 2 will be met. A finalized site plan will be submitted to the Planning Department upon approval by the Development Facilitation Team (DFT).
3. Condition 3 has been met. An approved grading and drainage plan has been submitted, consisting of four pages. The plan has been reviewed and signed by the City Engineer on September 10, 2024, under Hydro Trans #G13D046, confirming compliance with the required standards and regulations.
4. Condition 4 (a-b) has been met. The application includes detailed shop drawings for the shade structure, bicycle rack, 8-foot rectangular portable table, and the 8-foot rectangular portable accessible table. However, the supplier was unable to provide the Light Reflective Value (LRV) for the specified paint colors.

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5. Condition 5 has been met. Sheet LS504 (Construction Details) includes specifications for the printed metal monument sign (Entrance Sign) which will be provided by the City of Albuquerque Parks and Recreation Department. The detail is fully dimensioned; however, the colors have not been specified. Details have been specified for the General Information signs listing a white background with black letters. The detail is dimensioned.
6. Condition 6 (a-g) has been met. Fully dimensioned details and/or manufacturer's cut sheets have been provided for the walking path, bicycle racks, surface mounted tables, surface mounted tables with accessible option, concrete accessible parking spaces with aisle and signage, concrete access ramps, and pedestrian gates.
7. Condition has been met. The following notes were added to Sheets LP 101, LP 102, and LP 103:
 - a. "Final plant selections shall be determined by the City Forrester and Open Space Superintendent, and the Candelaria Nature Preserve Managers."
 - b. "Any change to the plant selections over time shall be approved by the parties listed in A, above". Sheets LP 101, LP 102 and LP 103 includes notes satisfying this condition.
8. Condition #8 was added in response to Agency Comments provided by the Middle Rio Grande Conservancy District. Once Agency Comments are received, Staff Planners do not have the authority to remove or modify them. However, it is important to clarify that the comments reference a request for final plat approval, which does not accurately reflect the nature of this application. The actual request pertains to a Site Plan – EPC for an extraordinary facility, not a final plat approval.

The agent, Pland Collaborative for the City of Albuquerque Parks and Recreation Department, has satisfied Conditions 1-8 for the Notice of Decision dated August 18, 2022. All conditions have been met except for Condition #8 that is not applicable to the request. The DFT can move forward with reviewing the Site Plan-EPC for an extraordinary facility approved by the EPC.

Silvia Bolivar

Silvia Bolivar, PLA ASLA

Senior Planner

Current Planning, Urban Design & Development

City of Albuquerque Planning Department